

Message Text

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PAGE 01 OTTAWA 02685 181650Z

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ACTION EUR-12

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FM AMEMBASSY OTTAWA

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E.O. 11652: N/A

TAGS: ABLD, AFSP, CA

SUBJECT: RENTAL SPACE FOR CG MONTREAL

FOR CLARK EUR/EX

REF: JOHNSON/RATTRAY TELCON JULY 18.

1. SUMMARY

WITH REFERENCE TELCON, EMBASSY AND CG MONTREAL RECOMMEND MORE OF CONSULAR OFFICES IN MONTREAL TO PLACE DESJARDINS SITE IN LIGHT NEW OFFER FROM MANAGEMENT OF REDUCED RENTAL, FRINGE BENEFITS, AND GROUND FLOOR SPACE (NO BASEMENT SPACE AS AT SHERBROOKE SITE). AMBASSADOR CONCURS.

2. OUTLINE OF OFFER

1. RENTAL IS ABOUT \$20,000 PER YEAR MORE THAN AT SHERBROOKE SITE (DLS 260,000 VS. DLS 240,000). NEW, LOWER COST REACHED BY MANAGEMENT'S REDUCTION OF GROUND FLOOR COST OF SQUARE FOOT FROM DLS 15 (CHARGED OTHER TENANTS) TO DLS 9.25. COST ON UPPER STORES DLS 8.50

2. MANAGEMENT WILL PARTITION AND DECORATE TO EXTENT OF DLS 3.50 PER SQUARE FOOT IN GROUND FLOOR OFFICE, DLS 1.00 ON UPPER FLOOR.

3. MANAGEMENT AGREES PROVIDE PARKING FOR OFFICIAL VEHICLES (3 TO 6) AT NO EXTRA COST.

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PAGE 02 OTTAWA 02685 181650Z

4. GROUND FLOOR SECTION LARGE ENOUGH ACCOMMODATE ALL CONSULAR OPERATIONS (VISAS, PASSPORTS, ETC.) JUST AS AT SHERBROOKE.

5. GROUND FLOOR SPACE UNENCUMBERED BY CENTRAL ELEVATOR AND SERVICE CORE, THUS PERMITTING MAXIMUM FLEXIBILITY IN TRAFFIC AND PAPER CONTROL (UNLIKE SHERBROOKE).

6. GROUND FLOOR SPACE HAS PRIVATE STREET ENTRANCE (LIKE SHERBROOKE), BUT ALSO THREE ENTRIES-EXITS TO LOBBY. HENCE, BETTER ACCESS FOR PUBLIC, ESPECIALLY HANDICAPPED, AND EASIER EMERGENCY EVACUATION.

7. GROUND FLOOR SPACE HAS HIGHER CEILINGS (14 FEET VS. SHERBROOKE'S 9.5) AND WINDOWS. HENCE, MORE REPRESENTATIVE, BETTER FOR MORALE (65 PERCENT OF EMPLOYEES IN THIS AREA). BETTER NOISE DISPERSION (IMPORTANT IN CONSIDERATION OF 200 APPLICANTS AT A TIME).

8. SECURITY FACTORS EQUIVALENT AT TWO SITES.

9. REMAINDER OF CONSULAR OFFICES WOULD BE CENTRALIZED ON ONE FLOOR (NO. ELEVEN), INSTEAD OF ON TWO AS AT SHERBROOKE. CONNECTION BETWEEN OFFICES WOULD BE BY ONE ELEVATOR RIDE, INSTEAD OF CHANGE BETWEEN TWO ELEVATORS AS AT SHERBROOKE.

10. DESJARDINS HAS 12 ELEVATORS VS. SHERBROOKE'S 3.

11. DESJARDINS HAS UNDERGROUND ACCESS (IMPORTANT IN WINTER) TO FOLLOWING FACILITIES, UNLIKE SHERBROOKE, WHICH HAS NONE: METRO SUBWAY STATION, UNDERGROUND PARKING (\$30 PER MONTH FOR EMPLOYEES VS. \$60 IN SHERBROOKE AREA), HOTEL, 12 RESTAURANTS, SHOPS.

12. LOCATION IS IN NEW BUT CONVENIENT EAST AREA UNDER DEVELOPMENT BY CITY. ACROSS STREET FROM PLACE DES ARTS (KENNEDY CENTER OF MONTREAL) AND CBC - POLITICAL PLUS IN THAT COMPLEX IS TO BE SHOWCASE OF FRENCH-CANADIAN INTERESTS.

13. BOTH SITES SCHEDULED FOR OCCUPANCY SEPTEMBER 15 TO OCTOBER 15.

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PAGE 03 OTTAWA 02685 181650Z

3. CONCLUSION.

IF DEPARTMENT CAN ENDORSE DESJARDINS RECOMMENDATION SO THAT WE CAN TALK MORE SERIOUSLY WITH MANAGEMENT, IT IS POSSIBLE MANAGEMENT MAY AGREE TO PROVIDE MORE IN WAY OF DECORATION OF UPPER FLOOR AND ADDITIONAL PARKING SPACES.
JOHNSON

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